



1. **Applicant Identification:**

Newberry County
1309 College Street
P.O. Box 156
Newberry, SC 29108

2. **Funding Requested**

a. **Assessment Grant Type:** Community-Wide

b. **Federal Funds Requested:**

i. \$300,000

ii. NA

3. **Location:** Areas within Newberry County, South Carolina will serve as our focus area, which includes an Opportunity Zone (US Census Tract 9505.02).

4. **Property Information For Site-specific Proposals:** NA

5. **Contacts:**

a) **Project Director:** Rick Farmer, Director; Newberry County Economic Development; PO Box 381; 1852 Wilson Rd.; Newberry, SC 29108; (803) 321-2042; rfarmer@newberrycounty.net

b) **Chief Executive:** Wayne Adams, County Administrator; Newberry County; P.O. Box 156; 1309 College Street; Newberry, SC 29108; (803) 321-2100; wadams@newberrycounty.net

6. **Population:**

Newberry County has a population estimated to be 38,400 (via US Census Bureau 2019 estimates). Priority sites are anticipated to be in the Town of Newberry with a population of 10,337, and possibly within some of the other smaller towns within the County. We further expect that one of the highest concentrations of anticipated sites will be within the Opportunity Zone that is located within the County. The Opportunity Zone has a population estimated of 5,665.

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	NA
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	NA



October 13, 2020

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Assessment Grant
Newberry County, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports Newberry County's application for a Brownfields Assessment Grant. The grant funds will focus on industrial and retail/light commercial redevelopment their Opportunity Zones, partnering closely with the City of Newberry and Newberry College.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the County in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz Basil, EA BHES
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area- Newberry County, South Carolina is a predominantly rural county (population 38,440) situated in the Midlands region of South Carolina. The Midlands is so named because it is halfway point between the Upstate and the Lowcountry of South Carolina. Newberry is located along the Interstate 26 Corridor roughly one hour between the urban areas of Columbia and Greenville, SC. The Cherokee inhabited the land in pre-Colonial times, and it was settled by German, English, and Scotch-Irish immigrants in the middle 18th century. During the 19th and much of the 20th century, it was principally a cotton-growing region. The area prospered as a railroad hub, and textile manufacturing became an important part of the local economy. By the mid-20th century, cotton farming slowed down and ultimately the textile industry faded away. The decline of the textile industry left behind abandoned mill buildings and significant unemployment and unemployment. Today, agriculture remains central to the local economy, but now it is the production of turkey, cattle, eggs, and milk instead of field crops.

The City of Newberry (population 10,302) is the County Seat, largest population center, and home to many buildings that are on the National Historic Register. Several of these buildings have been restored and brought back into use in recent years, including the Old Court House, Opera House, and Ritz Theatre. Newberry College was chartered in 1856 on the northern edge of the City and has grown in student enrollment in recent years. The college survived the civil war and is routinely ranked as one of the best small colleges in the South. Its enrollment this year (~1,250) has remained steady in the face of this year's pandemic.

Located just across College Street from Newberry College is a recognized Opportunity Zone (Census Tract 9505.02). This tract encompasses the western end of the City limits and has had persistent long-term poverty rates well above 20% of the population. Several vacant, former industrial sites are present in the tract, along with many smaller vacant or under-utilized properties with potential and/or known environmental problems. The area also struggles with unemployment (14.8%) and education, with 53% of the population not having completed high school.

Newberry County has struggled to recruit higher-paying jobs, and population growth has been essentially stagnant for the past 100 years. The metro areas of Columbia and Greenville have seen over the same period a roughly 8-fold population increase. Recently, there have been a few new manufacturing employers locating to Newberry County, with one goal of the grant being to assess priority sites that have strong potential to bring new jobs to the area.

ii. Description of the Priority Brownfield Sites- The community compiled a preliminary inventory and prioritized the sites based on concerns of environmental contamination potentially impacting the community and the sites' high redevelopment potential, identifying the Dickert Rail Site (former lumber treatment facility) as the highest priority. Several other sites have been identified including those that will mean increased jobs and opportunities, as well as enhance the quality of life offered to the residents. Upon award of EPA Brownfields Assessment funds, the County will work with the community to confirm site priorities.

The Dickert Rail Site is located just outside the City of Newberry, just across from the Newberry County Airport, and within the Opportunity Zone. The site totals over 82 acres and is

split by a railroad line. The Dickert site wraps around two sides of the neighboring Valmont Composites Group, a manufacturer of composite utility poles. The County has secured access to the site for assessment. Dickert Lumber began in 1973, however the site was in use as a lumberyard/sawmill dating back to the 1940's. It ceased operations in 2001. Exact historical processes are not known, but wood treatment is likely to have occurred at the site. Over the years, pentachlorophenol (PCP), creosote, and chromated copper arsenate (CCA) were used for wood preservation. Whether these preservatives were applied under pressure or dipped, typical operations maintained a drip area where lumber was stacked to dry after treatment. Past environmental sampling at the site has found PCP in soils above EPA's Regional Screening Levels (RSLs) and also in site groundwater above EPA Maximum Contaminant Levels (MCLs). The extent of this contamination has not been determined, but is necessary to conduct planning for redevelopment. Also, the site was subject to a soil removal related to petroleum underground and above storage tank (UST/AST) contamination in the early 2000's. The site is a prime industrial site with existing rail access, conveniently located on a main road near both the airport and interstate. Answering lingering questions about historical environmental problems at the site and laying the groundwork for a potential purchaser to enter the SCDHEC Voluntary Cleanup Program makes it a prime candidate for a substantial redevelopment.

Morehead Oil is also located within the Opportunity Zone and is an abandoned regional petroleum distributor. Now overgrown and deteriorating, the facility had a documented petroleum spill (3,250 gallons) with resulting contamination, located adjacent to residential property. In addition to the contamination, various containers of oils, solvents, and grease were present during a past site assessment, and the poor condition of the building makes the site a hazard to nearby residents and trespassers. Morehead Oil is located along the College Street Corridor leading from downtown Newberry, past Newberry College to Highway 76. This 1.5-mile Corridor is primarily commercial and light industrial, though it has many abandoned or under-utilized properties. Several former gas stations are located along the Corridor, and several other sites have had potential environmental-contaminating histories.

Located halfway along this Corridor is the former Oakland Mill. Oakland Mill was rehabilitated into a mixed-use property 10 years ago and now houses some Newberry College dormitories, market-rate apartments, classrooms, and a coffee shop. Last year, a tennis center (\$2.4M) was added that will be home to the Newberry College tennis program. The City has received multiple grants to improve water, wastewater, and streetscaping along this corridor. All of these activities have improved the Corridor, yet little to no business/commercial revitalization has occurred. With lingering environmental questions answered and the momentum of this project we hope to bring significant redevelopment along the Corridor.

The Bluewater Site is located adjacent to Interstate 26, just outside of the City of Newberry. The site is developed with an almost 200,000 square foot warehouse and was previously owned by a fiberglass boat manufacturing facility. Proximity to I-26 and the size of the facility make this facility prime for a new occupant.

The Cockrell Site is a 40-acre tract, also located adjacent to Interstate 26 out of the City of Newberry. The site is located adjacent former landfill with known soil and groundwater impacts. A Phase I ESA has been conducted for Cockrell site, but a Phase II ESA is needed to evaluate if the former landfill has caused soil or groundwater contamination at the site. Based

on its proximity to Interstate 26, the site is prime for a heavy commercial/light industrial operation.

The Boyds Crossing Rail is along US 76 just south of Newberry is a former lumber treatment site with likely soil and groundwater contamination, although there are no known environmental assessments on record. This 80-acre site along the CSX rail has great potential for redevelopment, but first it needs to be assessed to determine the extent of contamination.

There are other sites throughout the County including multiple abandoned garage/service stations and vacant dry cleaners that are close to residences. These sites are mainly concentrated in the other towns in the County, including Prosperity, Little Mountain, Pomeria, Silverstreet, and Whitmire.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans- The brownfields project aligns with both Newberry County and Newberry City's Comprehensive Plans and their goals for job production, enhanced quality of life, public services, public facilities improvements, economic development activities, and blight removal. Both of these call for the revitalization of existing built properties and the infill of new development on vacant lands that can produce significant economic benefits and contribute to the retention of existing infrastructure investments. It further discusses vacant sites also offer an opportunity to local governments to recycle often highly visible, blighted properties into sources of tax revenue. As it relates to business recruitment, Newberry County seeks to create a vibrant economy by: 1) encouraging an enhanced quality of life that fosters economic growth; 2) assisting in the development, recruitment and retention of workforce and educational resources to meet the needs of businesses; and 3) providing financial resources, incentives and programs to create and retain high wage jobs and businesses. In addition to the County's continued effort to recruit and retain traditional industrial employers, potential economic opportunities can be found in such sectors as health care, tourism, retirees, downtown retail and cultural markets, and small business development.

Within the City of Newberry's Comp Plan is a recommendation in the "Parks, Recreation, and Tourism" piece is enhancing the quality of life in the community. Some progress has been made, specifically infrastructure gains. In fact, the Coty recently invested millions in the creation of a new public park that sports health activity, such as hiking and bicycling. The park also houses playground equipment accessible to disabled children. However, the area needs new businesses to truly complete the revitalization. Quality of life issues are key factors in attracting new residents, as well as new industries.

ii. Outcomes and Benefits of Reuse Strategy- Gaining a better understanding of environmental issues will assist in clean up/redevelopment of these blighted properties, improve air and water quality, and make the community more attractive for businesses, jobs, and overall enhancing the quality of life in Newberry County. Furthermore, with the Dickert Site, Morehead Oil site, and the College Street Corridor all being in an Opportunity Zone, private investors and developers will be drawn to the available tax incentives when redeveloping these areas and others within Newberry County. Once the environmental issues are thoroughly understood and managed, the Dickert Lumber site would be especially attractive as a very large manufacturing operation given its size, existing functional infrastructure (major road access and rail), and

location (near interstate & airport). With a goal of at least 2 additional sites of similar potential to be assessed with EPA Funds, we estimate the redevelopment of the industrial sites could each potentially produce 250 quality jobs with \$75M investment, helping to meet the local employment Objective 4.2.4 of the County's 10-year Comprehensive Plan. With the recent growth of the automobile industry in South Carolina, there are ongoing opportunities for substantial industrial investment by supplier companies. Newberry County must have available industrial sites to attract these businesses and further expand the impact of this growing industry within our state.

Likewise, with environmental questions answered, the former Morehead Oil and other sites along the College Street Corridor would be ideal locations for quality of life improvements. Again, with their location in a recognized OZ, the additional tax incentives are especially enticing to private investors and developers. Additionally, greenspace reuse would contribute to enhanced recreational opportunities, which enhances the quality of life for all the residents.

The reuse of existing buildings to reduce sprawl and to remove blight from is an added benefit of brownfield assessment and reuse. The Comprehensive Plans of both set a goal of the reuse of buildings.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse- Newberry County has received SC Economic Development grants for assistance with key industrial development projects, and would look to utilize this resource for redevelopment projects related to sites addressed under this grant. The County has received multiple Federal grants to fund improvements at the airport or other infrastructure. The County is also eligible for funding from many state and federal sources, including Community Development Block Grants. South Carolina also offers tax credits for voluntary cleanup costs up to \$50,000 per year to entities signing VCCs. Organizations may also receive a tax credit for each new full-time job created, exemption from ad valorem taxes, and fee in lieu of taxes with a reduced minimum investment. All removal and remedial actions on VCC sites are eligible for low-interest funding from the SCDHEC Brownfields Cleanup Revolving Loan Fund.

Newberry College has a recent history of capital improvements and utilizing raised money for their projects. In 2012, the College acquired the former Speers Street School from the County and completely refurbished (\$3.5M) the historic building, which now houses the college's educational degree programs.

Due to an existing Opportunity Zone in the County and the inclusion of multiple sites within it that may be assessed as part of this, private investors and developers will be drawn to the available tax incentives available for OZs when redeveloping in the target area.

ii. Use of Existing Infrastructure- The Dickert Lumber site is a prime example of infrastructure reuse, as the County has no available functional rail-access development sites. Sites like Dickert with in-place infrastructure will be highly competitive to lure potential industrial clients, as infrastructure improvements are often costly and time-prohibitive. The Boyds Crossing Rail Site has also been identified with existing rail access that had been previously used as a lumberyard. Prepping these existing, abandoned sites for industrial reuse by answering and addressing lingering environmental questions will preserve Newberry's resources.

Along the College Street corridor, the City and College have already done significant infrastructure improvements, including the redevelopment of Oakland Mill, water and sewer upgrades, and streetscaping. The City recently completed a fiber network that now provides true gigabit Internet access to all City residents and businesses. As the pandemic has shown, high-speed Internet access is a quality of life feature for all ages.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding- The bulk of Newberry County's FY21 budget is spent on public safety, public works, and social and health services. Real estate taxes only account for 54% of the revenue needed to support expenditures, meaning every budget is a challenge. The pandemic of 2020 will make this budget even tighter as sales taxes have taken a significant hit, as well as accommodations taxes. These reductions, combined with the County's limited revenue put an even greater stress on the budget. Basic services must be the priority for the County, leaving even fewer resources for environmental assessment of troubled properties. While the downtown historic section of the City has seen marked revitalization over the past 25 years, the rest of the City and County have lagged behind in redevelopment. The Opportunity Zone Census Tract has certainly not seen the progress enjoyed elsewhere in the City. The 5,665 persons living within the OZ struggle with unemployment – **most recently measured at 14.8%.** **Household median income for the tract is only \$35,277 vs. a statewide median of \$46,898.** The tract has over twice the percentage of residents not having graduated high school compared to statewide, and 27% live in poverty. With the low-income population and a high unemployment rate, raising taxes to fund additional projects is impossible. An EPA Brownfield Assessment Grant can pave the way for economic prosperity, drastically improving the quality of life for those who reside in the Opportunity Zone, as well as all of Newberry County.

ii. Threats to Sensitive Populations- (1) Health/Welfare of Sensitive Populations: Within the City of Newberry, 40.8% of households with children under 18 are single-parent households as opposed to 26% statewide. Census Block group 450719505022, the central portion of our Opportunity Zone containing Morehead Oil and most of the College Street corridor, is in the 98th percentile of the EJ Screen demographic index. The race/ethnicity of the tract is 64% Black, 27% White, and 7% Hispanic, or approximately twice the county and statewide minority percentages. The Dickert Lumber and Morehead Oil sites both have known contamination from past limited assessments, abandoned buildings with unknown materials/waste, and generally potentially dangerous conditions with residential property adjacent or in close proximity. Redevelopment of sites such as this will remove the potential hazards to nearby residents. Improving the availability of higher-paying jobs is also a long-term critical need of our geographic focus area. Assessing and clearing the way for redevelopment/reuse is the best path for those jobs to come to Newberry.

(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: According to SC Department of Health & Environmental Control's County Health Profiles, Newberry County has the state's highest incidence of colon/rectal cancer (53.1 vs 38.6/100k statewide – Cancer.gov) and third highest incidence of Alzheimer's Disease (70 vs 45/100k statewide). Found in soil and groundwater at the Dickert site, Pentachlorophenol (PCP), is classified by EPA as a probable

human carcinogen. Also, identified are several former gas stations within our focus area and a former regional petroleum facility with known contamination. Benzene, a component of gasoline, is a known human carcinogen. Though specific causation for cancer and Alzheimer's disease are complex and not fully understood, studies have documented significant links between air pollution, exposure to toxic compounds, and these diseases. This combination of sensitive populations with our identified contamination is certainly part of the explanation for the poor health outcomes in the area. We must assess these properties so additional leveraged resources can be obtained to manage exposures and assist in improving the health and environment for these communities.

(3) Disproportionately Impacted Populations: Most of our possible sites are located in the Opportunity Zone and existing low-paying industries also are within the Opportunity Zone are amongst our most sensitive populations, including many minority and impoverished residents. These facilities have disproportionately exposed residents to contaminants, ongoing discharges and air pollution, and further complicated their struggle to improve their quality of life. Recent studies from the UCSF School of Medicine have found that "socioeconomic status is the most powerful predictor of disease, disorder, injury and mortality we have". Children living in poverty have much higher rates of elevated blood lead levels and asthma, two very environmentally linked conditions. Poverty rates of 27% within our Opportunity Zone, along with unemployment many times the national average and a household income level 25% below state median all serve to document the tremendous need for assistance.

Cleaning up and redeveloping the sites in this grant will immediately reduce exposure to contaminants and also lessen the burden of living near abandoned, derelict (and dangerous) facilities. Improved job opportunities will lead to higher salaries and less poverty. Redevelopment will also increase municipal revenue so that continued infrastructure improvements and quality of life features can be implemented.

b. Community Engagement

i. Project Involvement & Roles-

Name of Organization	Point of Contact (name, email & phone)	Specific Involvement in the Project or Assistance Provided
Newberry County	Rick Farmer, Director, Economic Development, 803 321-2042 rfarmer@newberrycounty.net	Project Director: Advisory Board leadership, contractor oversight, planning, cleanup/redevelopment funding, business recruitment
City of Newberry	Matt DeWitt, City Manager 803 321-1000 mdewitt@cityofnewberry.com	Advisory Board member, city sites lead, recruitment, planning, locate additional funding sources
Newberry County Chamber of Commerce	Michelle Long, Director 803-276-4274 michelle@newberrycounty.org	Advisory Board member, Business recruitment/expansion, redevelopment planning
Newberry Workforce Development, Inc.	Scott Cain, President 803.210.6707 scain@NWFD.co	Advisory Board member, Business growth/expansion, redevelopment planning

Newberry Downtown Development	Charlie Banks 803-414-6702 charlie@venturesouth.vc	Advisory Board member, Business growth/expansion, redevelopment planning
Community Activist	Carlton Kinard carlton.kinard@gmail.com NAACP, Chamber of Commerce YMCA, and Downtown Development contact/member.	Advisory Board member, assist with site selection, assist with community outreach, assist with site information from the community and provide additional community outreach as needed.
The Master's Baptist Church	Todd Johnson, Pastor preachertj@gmail.com	Advisory Board member, assist with community outreach, assist with site information from the community

iii. Incorporating Community Input- Public meetings/availability sessions will be held at least twice a year (six total) to present updates on project progress and to gain feedback from the community on next steps and redevelopment opportunities. Due to the pandemic, we will also work to make these “virtual meetings” and ensure that the in-person meetings have adequate socially distanced space. The virtual meetings may be broadcast live or on a platform such as Zoom. We will also utilize a website with a prerecorded presentation that citizens can view as their schedules allow. For those meetings that are in-person, the Team will ensure that the meetings will be held at facilities with easy access for all persons and with adequate distancing.

Newberry County is home to approximately 6.3% Spanish-speaking households, we will enlist translators as necessary for meetings (both virtual and in-person) and general communications. The Advisory Board will host a table at one of several community festivals, once these are allowed to begin again after the pandemic, to share news of the project and solicit feedback from the community on project goals. The Project Team will keep the community informed through a quarterly e-mail update sent to all interested parties, updates on partner websites/social media, and local newspaper coverage. The City of Newberry's Mayor has a regular e-mail update to residents that will be utilized for updates to residents. The Brownfield leadership team will prepare outreach messages and materials to be distributed at meetings, as well as e-mail updates, newspaper content, and partner website/social media content.

The team will ensure that there is a feature that allows for public comment including both a project email and on a dedicated website for the project an option to leave comments. This form will include asking the person to provide their personal contact information. Public comments and input will be considered and incorporated (if applicable) into the project, and all public comments/inquiries will be responded to by the Project Team in a timely manner.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs:

Newberry County is requesting \$300,000 to assess the various properties that are identified:

Task 1: Community Engagement

Activities will include significant community membership on the project Advisory Board project updates on County and Advisory Board member websites and social media, quarterly e-mail updates to interested parties, local newspaper coverage, meeting with developers and prospective purchasers, and continuous and meaningful involvement in the project by Newberry College students. Our Program Advisory Board will meet quarterly and maintain necessary communication via e-mail as needed. Project members will travel to Regional/National Brownfields conferences to learn and share experiences. Our Project Director, working with the environmental contractor, will manage and administer all aspects of community engagement.
Project Schedule – Initiated in 0-3 months of award & continues throughout project.
Task/Activity Lead – Newberry County Staff
Outputs - Minimum of 6 public availability sessions, Advisory Board meetings minutes, coverage in public newspaper & outreach materials
Task 2: Site Inventory Development, Prioritization, and Eligibility
The project will develop a County-wide Brownfields Inventory through research, local knowledge, and public input. Our environmental contractor will work with the Advisory Board and general public to uncover and research potential sites, in addition to those already identified. We will attempt to uncover sites throughout our focus area with environmental concerns, always considering options for reuse/redevelopment. The inventory will be prioritized by the Advisory Board based on the site's needs, potential to succeed and impact to the community. We will work with EPA to confirm eligibility on all sites. Site inventory and prioritization will be a major focus early in our grant to develop a working list of projects. However, we will have a dynamic site inventory to accommodate newly discovered sites of greater need/potential throughout the grant. Our inventory will be maintained using the online Brownfield Inventory Tool (BIT) and will be kept up to date by our environmental contractor in coordination with the Project Director.
Project Schedule: Initiated 4 – 8 months after award & continues throughout.
Task/Activity Lead: Newberry County Staff
Outputs: Site Inventory
Task 3: Assessments
Phase I ESAs will follow ASTM E1527-13 and All Appropriate Inquiry rule. Phase II ESAs will follow ASTM E1903-11 and will include site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HASP) for each site, and asbestos or lead-based paint surveys, historic property or endangered species surveys as needed.
Project Schedule: Initiated in 3 months of award & continues throughout the project.
Task/Activity Lead: Qualified Environmental Consultant
Outputs: 14 Phase I ESAs and 5 Phase II ESAs
Task 4: Remediation/Reuse Planning
Remediation/Reuse Planning will be undertaken on sites in most need, as prioritized by the Advisory Board in conjunction with public feedback. The environmental contractor will complete 4 Analysis of Brownfields Cleanup Alternatives (ABCA) reports that will include site assessment findings, site reuse goals, applicable regulations and cleanup standards

evaluation of cleanup alternatives (to include effectiveness, implement-ability, and costs), and ultimately recommend a cleanup alternative. The Project Director and/or Advisory Board members will meet with prospective purchasers, developers, and real estate agents as necessary to foster cleanup and redevelopment efforts for each site.
Project Schedule: Initiated in 9 months of award and continued throughout project.
Task/Activity Lead: Qualified Environmental Consultant
Outputs (Quarterly Reports, site inventories, ESAS, site cleanup plans, community Meetings)
Task 5: Programmatic Support
The Project Director working with the environmental contractor will oversee grant progress, including initial EPA workplans, quarterly progress and financial reporting, ACRES updating, ongoing project planning/forecasting, and ultimately closeout reporting. Also, the environmental contractor will develop a generic Project-Level QAPP to streamline the Phase II process by addressing necessary QA procedures in one document to be referenced in each site-specific QAPP.
Project Schedule: Initiated upon award & continues throughout project.
Task/Activity Lead: Newberry County Staff
Outputs: ACRES Database reporting, Grant reporting (quarterly, yearly & final), Programmatic support for entire grant period. Staff to attend conferences.

b. Cost Estimates:

Below are the anticipated cost estimates for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. The budget for this project includes travel, supplies and contractual costs only. **Task1 Community Engagement:** Contractual: Community Involvement Plan \$4,000 (40hrs x \$100), 4 Community Education Meetings \$7,000 (\$1,750/meeting), Supplies: Outreach Supplies (printing of outreach materials, office supplies, electronic support and software) \$1,500. **Task 2 Site Inventory Development, Prioritization, & Eligibility:** Contractual: \$6,000 (48hrs x \$125). **Task 3 Assessment:** Contractual: 14 Phase I ESA at \$3,000 for a total of \$42,000. 1 Generic QAPP at \$4,500. 8 Phase II ESA including SS-QAPP at \$23,000 for a total of \$184,000. 76% of the budget will be spent on this task. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs at \$5,500 for a total of \$22,000. 2 Vision Sessions/Charrettes \$5,000 (\$2,500/meeting). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly & Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three year grant period as part of consultant contract. Travel: Two staff to attend two conferences \$5,000 (flights at \$750, 3 nights in hotel at \$350, incidentals and per diem at \$150 x 2 attendees).

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Personnel	0	0	0	0	0	0
Fringe	0	0	0	0	0	0
Travel	0	0	0	0	\$5,000	\$5,000
Equipment	0	0	0	0	0	0
Supplies	\$1,500	0	0	0	0	\$1,500
Contractual	\$14,000	\$6,000	\$234,500	\$20,000	\$19,000	\$293,500

Other	0	0	0	0	0	0
Total Direct Costs	\$15,500	\$6,000	\$234,500	\$20,000	\$24,000	\$300,000
Indirect Costs	0	0	0	0	0	0
Total Budget	\$15,500	\$6,000	\$234,500	\$20,000	\$24,000	\$300,000

c. Measuring Environmental Results: To ensure this EPA Brownfield Project is on schedule the County Brownfield Program Team, which will include the qualified environmental consultant and the leadership at the County, will meet quarterly to track all outputs identified above in 3.a and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. In the event the project is not being achieved in an efficient manner, the County's will take proactive measures to ensure it corrects course.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability: i. Organizational Structure - An Advisory Board will serve as the governing body for this project, setting priorities and making decisions as needed. The Advisory Board will have members from several partner agencies and at least one member from the general public. Project decisions will be made by consensus among the Advisory Board whenever possible; however, in the case of a split Board, Newberry County will have the final say. ii. Description of Key Staff- The leadership team for Newberry County will include Rick Farmer, Director of Newberry County Economic Development. Mr. Farmer has over 20 years of economic development experience, a SC Certified Economic Developer and a graduate of the SCEDA Institute and the Economic Development Institute (EDI) at the University of Oklahoma. Kara Cannon will assist. She has over 5 years experience as an Economic Development Specialist, graduate of SCEDA Institute and EDI. Other County staff will assist as needed. Our environmental contractor will handle many of the day-to-day grant tasks and will be involved in all aspects of project administration, reporting, and community engagement.

iii. Acquiring Additional Resources- Newberry County will acquire a qualified environmental contractor and will follow all applicable requirements under 2 CFR 200 and EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements. The environmental contractor will assist in all aspects of grant management, administration, and community engagement, and will prepare the Phase I's, Phase II's and ABCAs.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements – (1) Purpose and Accomplishments – SC Economic Development Authority \$1M grant to construct 2900 linear feet of roadway for two operating manufacturers. In 2018 the County received an approximate \$500k airport improvement grant from the FAA (Grant #3-45-0066-013-208) for construction of a terminal building and parking lot. (2) Compliance with Grant Requirements - For these grants, Newberry County complied with all grant terms and conditions and adhered to agreed-upon completion schedules. All reporting and financial accounting has been acceptable to the grantor and no corrective actions were required.

1. A statement of applicant eligibility if a city, county, state, or tribe:

Newberry County, South Carolina is eligible for funding due to it being a recognized county government within the state of South Carolina. Newberry County was formed in 1785 when the South Carolina General Assembly divided the “Ninety Six District” into six counties.

2. Description of community involvement:

Involving and informing the community are the two cornerstones of success for this project, as communication is a two-way process; however, the Coronavirus pandemic and the need for social distancing means that instead of large community meetings and other in-person avenues, the utilization of smaller meetings with social distancing adhered to, as well as outdoor and on-line meetings. Even with the need to socially distance, we intend to involve representation from all parts of the community on our Task Force. The Task Force will meet quarterly, with in-person and virtual attendance options, to: guide site selection activities, ensure project alignment with community interests and needs, promote the project to property owners/potential investors, and communicate project updates. The County will host at least four public meetings, as well as host an on-line public meeting that people can attend at their convenience within a given timeframe. All of these public meetings will be used to: present project updates; solicit feedback; invite community participation; and meet with community groups. These will again be done while respecting social distancing rules, as needed. In the redevelopment planning stages of specific properties, the County will conduct workshops and/or visioning sessions, again both in-person and virtually. Public meetings and other significant events will be advertised in local papers and the County’s website. With our rural and low-income populations, we will work to make these as easy to follow from a technology standpoint. So, in addition to website updates and presentations to County Council and the various city/town councils within the county, the County will employ church bulletins, newspaper press releases, local radio announcements, brochures/flyers, and presentations to neighborhood groups to communicate progress. A translator will be provided for the non-English speaking members of the community when needed. If requested, we will also work to have a translator present for those members of the public that are hearing impaired.

3. Affirmative Statement that the Applicant does not have an active Assessment Grant:

Newberry County affirms that it does **not** have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Newberry County

* b. Employer/Taxpayer Identification Number (EIN/TIN):

57-600389

* c. Organizational DUNS:

0703668280000

d. Address:

* Street1:

1309 College St.

Street2:

* City:

Newberry

County/Parish:

Newberry

* State:

SC: South Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

29108-2718

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Kara

Middle Name:

Dipner

* Last Name:

Cannon

Suffix:

Title:

Deputy Director

Organizational Affiliation:

Newberry County Economic Development

* Telephone Number:

8033212042

Fax Number:

* Email:

kcannon@newberrycounty.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Newberry County Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: